

079.0

0002

0006.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

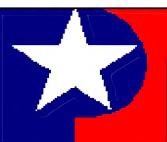
Total Card / Total Parcel

1,096,200 / 1,096,200

APPRAISED: 1,096,200 / 1,096,200

USE VALUE: 1,096,200 / 1,096,200

ASSESSED: 1,096,200 / 1,096,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City	
280		SUMMER ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	ALVES JUDISMAR P &	
Owner 2:	ABREU MAURA C	
Owner 3:		

Street 1:	280 SUMMER ST
Street 2:	

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	MILLER FRANCIS J -
Owner 2:	-

Street 1:	280 SUMMER ST
Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 6,025 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Stucco Exterior and 2940 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	3	Below Street
Street		
Gas:		

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6025	Sq. Ft.	Site	0	70.	0.90	5				Med. Tr	-10					378,474						378,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6025.000	712,200	5,500	378,500	1,096,200		49110
							GIS Ref
							GIS Ref
							Insp Date
							04/08/14

PREVIOUS ASSESSMENT								Parcel ID	079.0-0002-0006.B
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	101	FV	710,800	5500	6,025.	378,500	1,094,800	1,094,800	Year End Roll
2019	101	FV	524,600	5700	6,025.	383,900	914,200	914,200	Year End Roll
2018	101	FV	524,600	5700	6,025.	286,600	816,900	816,900	Year End Roll
2017	101	FV	524,600	5700	6,025.	259,500	789,800	789,800	Year End Roll
2016	101	FV	524,600	5700	6,025.	248,700	779,000	779,000	Year End
2015	101	FV	511,100	5900	6,025.	210,900	727,900	727,900	Year End Roll
2014	101	FV	245,400	5900	6,025.	200,000	451,300	451,300	Year End Roll
2013	101	FV	175,900	5900	6,025.	190,300	372,100	372,100	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
MILLER FRANCIS	61091-74		1/30/2013	Change>Sale	400,000
	8577-548		1/1/1901	Family	No No
					Mary Miller dod 11/6/2005

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
7/1/2013	993	Manual	1,100	C						4/8/2014	Measured	PC	PHIL C						
5/9/2013	657	Manual	23,300	C						1/8/2014	Info Fm Prmt	EMK	Ellen K						
4/24/2013	594	Manual	2,000	C						7/30/2013	Meas/Inspect	JBS	JOHN S						
3/5/2013	285	Addition	155,000	C						6/17/2013	Info Fm Prmt	EMK	Ellen K						
										5/24/2013	Info Fm Prmt	EMK	Ellen K						
										5/28/2009	Measured	189	PATRIOT						
										10/24/2000	Hearing N/C	189	PATRIOT						
										3/29/2000	Inspected	276	PATRIOT						
										1/10/2000	Measured	243	PATRIOT						

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>								
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1 Total: 1	Full Bath: 3 Rating: Good	A Bath: Rating:	3/4 Bath: Rating:												
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 6 - Stucco	A 3QBth: Rating:	1/2 Bath: 1 Rating: Good	A HBth: Rating:												
Sec Wall: %	OthrFix: Rating:																
Roof Struct: 1 - Gable	<b>OTHER FEATURES</b>		Kits: 1 Rating: Very Good	A Kits: Rating:	Fpl: 1 Rating: Average												
Roof Cover: 1 - Asphalt Shgl			WSFlue: Rating:														
Color: BEIGE																	
<b>GENERAL INFORMATION</b>			<b>CONDOS INFORMATION</b>														
Grade: C+ - Average (+)		Location:		Total Units:													
Year Blt: 1952	Eff Yr Blt:																
Alt LUC:	Alt %:																
Jurisdct: G15	Fact: .																
Const Mod:																	
Lump Sum Adj:																	
<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>								
Avg Ht/FL: STD		Phys Cond: GV - Good-VG		10. %		Exterior:		No Unit RMS BRS FL									
Prim Int Wall: 2 - Plaster		Functional:		%		Interior:		1 6 3									
Sec Int Wall: %		Economic:		%		Additions:											
Partition: T - Typical		Special:		%		Kitchen:											
Prim Floors: 4 - Carpet		Override:		%		Baths:											
Sec Floors: %		Total:		10.8 %		Plumbing:											
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 125.00				Electric:											
Subfloor:		Size Adj.: 1.18030298				Heating:											
Bsmnt Gar:		Const Adj.: 1.48500001				General:											
Electric: 3 - Typical		Adj \$ / SQ: 219.094				Totals											
Insulation: 2 - Typical		Other Features: 131531				1 6 3											
Int vs Ext: S		Grade Factor: 1.10															
Heat Fuel: 1 - Oil		NBHD Inf: 1.00000000															
Heat Type: 1 - Forced H/Air		NBHD Mod:															
# Heat Sys: 1	% Heated: 100	LUC Factor: 1.00															
% AC: 100		Adj Total: 798427															
Solar HW: NO	Central Vac: NO	Depreciation: 86230															
% Com Wall	% Sprinkled:	Depreciated Total: 712197															
<b>MOBILE HOME</b>			Make: [ ] Model: [ ]			Serial #: [ ] Year: [ ] Color: [ ]											
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 079.0-0002-0006.B											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	17X24	A	AV	1970	19.26	T	39.2	101			4,800		4,800
19	Patio	D	Y	1	16X15	G	AV	1960	4.77	T	40.8	101			700		700
More: N			Total Yard Items: 5,500			Total Special Features: [ ]			Total: 5,500								
<b>RESIDENTIAL GRID</b>																	
<b>OTHER FEATURES</b>																	
<b>CONDOS INFORMATION</b>																	
<b>REMODELING</b>																	
<b>RES BREAKDOWN</b>																	
<b>CALC SUMMARY</b>																	
<b>COMPARABLE SALES</b>																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	